



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3004617
Applicant Name: Parsons, for Clearwire
Address of Proposal: 306 Blanchard Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a new minor communication utility (Clearwire LLC) consisting of three panel antennas, two microwave dishes, and one equipment cabinet on the roof of an existing multifamily building.

The following approval is required:

SEPA - Environmental Determination - *Chapter 25.05*, Seattle Municipal Code.

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The subject property is zoned Downtown Mixed Residential/Residential with a height limit of up to 125 feet, depending on the use(s) within the structure (DMR/R 125/65). The site is located at the northeasterly corner of the intersection of 3rd Avenue and Blanchard Street, in downtown Seattle.

There is an existing 9-story apartment building (serving Art Institute of Seattle students) located on the site.

The surrounding neighborhood is zoned DMR/R and Downtown Mixed Residential/Commercial (DMR/C). Developments in the area consist of a wide variety of residential and mixed use structures, consistent with the zoning designation.

Proposal Description:

As described in notice and on plans. Antenna arrays have been sited as attachments to the building's elevator penthouse; the assorted transmit and microwave antennas will be screen by a fiberglass material colored to blend with the brick siding of the penthouse. The equipment cabinet will be placed behind the rooftop parapet wall and further shielded by a screen.

Public Comment:

None.

ANALYSIS - SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05). The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated May 20, 2002 and Affidavit of Compliance with the FCC Rules on Non-ionizing Electromagnetic Radiation. The information in the checklist and the project file, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The Department of Design Construction and Land Use has analyzed the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and any comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in limited short-term impacts to the environment. Due to their temporary nature and limited effects, the impacts are not expected to be adverse or significant.

Construction Impacts

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for most impacts. Some of the initial construction activity, including placement of the antennas, equipment cabinets and wiring, may involve loud equipment and activities. This construction activity may have an adverse impact on the residents of the subject building. Because of the close proximity of

the residences, the Department finds that the limitation of the Noise Ordinance are inadequate to appropriately mitigate the adverse noise impacts associated with the proposal. The SEPA Construction Impact policies, (SMC 25.05.675.B) allow the Director to limit the hours of construction to mitigate adverse noise and other construction-related impacts. Therefore, the proposal is conditioned to limit construction activity to non-holiday weekday hours between 7:00 a.m. and 6:00 p.m. No further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

Visual Impacts

The applicant identified in the environmental checklist proposed measures to reduce and or control aesthetic impacts; the proposed antennas will be flush mounted to the elevator/stair penthouse and not extend above the top of the structure. The antennas and supporting frames will also be painted to match the building. Proposed location and camouflage measures will minimize the potential for adverse visual impact. Thus no mitigation measures are necessary.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

CONDITIONS - SEPA

During Construction

1. The hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:00 a.m. and 6:00 p.m.

Signature: _____ (signature on file) Date: September 4, 2006
Paul Janos, Land Use Planner

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